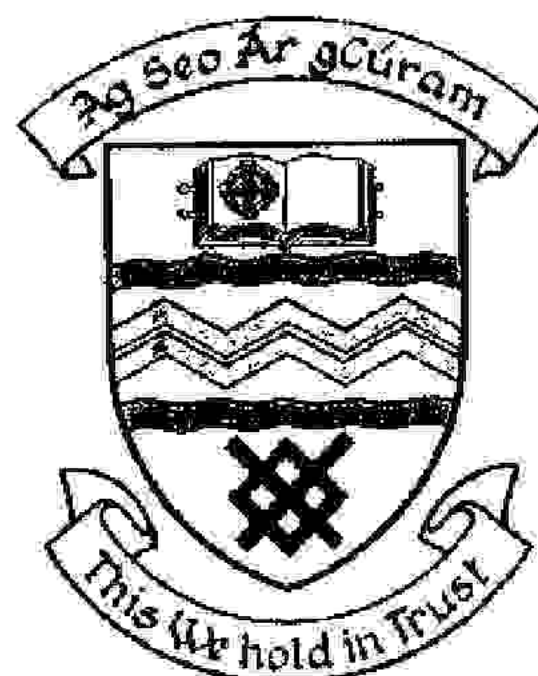


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0021	
1. Location	11 Kilakee Court, Firhouse, Dublin 24.		
2. Development	Provision of single storey extension to side/front to accommodate small playgroup and to front as domestic improvement		
3. Date of Application	16/01/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: J. & R. O'Neill, Address: 11 Kilakee Court, Firhouse,		
5. Applicant	Name: J. & R. O'Neill Address: 11 Kilakee Court, Firhouse, Dublin 24.		
6. Decision	O.C.M. No. 0552 Date 15/03/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0890 Date 30/04/2001	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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J. & R. O'Neill,
11 Kilakee Court,
Firhouse,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Final Grant Order Number 0890	Date of Final Grant 30/04/2001
Decision Order Number 0552	Date of Decision 15/03/2001
Register Reference S01A/0021	Date 16/01/01

Applicant J. & R. O'Neill

Development Provision of single storey extension to side/front to accommodate small playgroup and to front as domestic improvement

Location 11 Kilakee Court, Firhouse, Dublin 24.

Floor Area 23.60 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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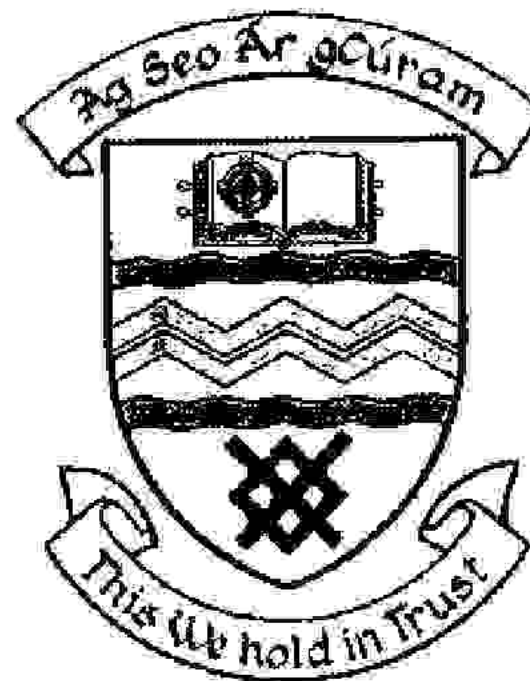
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
 REASON:
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The proposed front building line of the extension shall be reduced such that it projects no further than 1.5m from the existing front building line of the existing dwelling. Revised drawings showing this amendment shall be submitted for the written approval of the Planning Authority.
 REASON:
 In the interest of architectural harmony and visual amenity.
- 3 That the creche be operated only by a person in residence in the dwelling of which it forms part and that it not be separated from the existing dwelling either by way of sale or letting or otherwise.
 REASON:
 In the interest of the proper planning and development of the area.
- 4 That all external finishes harmonise in colour and texture with the existing premises.
 REASON:
 In the interest of architectural harmony and visual amenity.
- 5 The following criteria of the Environmental Services Department shall be satisfied:
 - (i) The applicant shall ensure complete separation of foul and surface water systems.
 - (ii) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - (iii) Drains that run under the proposed building shall comply with the Building Regulations 1997 Technical Guidance Document H (Drainage and Waste Water Disposal).
 - (iv) The existing foul drain shall be adequately protected against possible future settlement or works during construction.
 - (v) The applicant shall submit appropriate written

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evidence, to the Environmental Services Department,
 of permission to discharge into privately owned foul
 and surface water drains.

REASON:

In the interest of public health.

- 6 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 7 When the proposed extension is no longer required for use as a creche by the applicant, its use shall revert to use as part of the existing dwelling.

REASON:

In the interest of the proper planning and development of the area.

- 8 A maximum of 6 children shall be accommodated in the development.

REASON:

In the interest of residential amenity.

- 9 The hours of operation of the proposed childcare facility shall be restricted to operating between the hours of 7.30am to 6.30pm and shall operate on weekdays only.

REASON:

In the interest of residential amenity.

- 10 The proposed development shall accord with the requirements of the Childcare (pre-school) Regulations 1996.

REASON:

In the interest of clarity, orderly development and public health.

- 11 The requirements of the Environmental Health Officer shall be adhered to, as follows:

- (i) All rooms, passages, sanitary accommodation and lobbies shall be ventilated to the external air.
- (ii) Low level sanitary accommodation shall be provided for children at the rate of 1 w.c and 1 wash hand basin per 10 children.
- (iii) Sanitary accommodation shall be provided for staff at the rate of 1 w.c and 1 wash hand basin per 8 staff.
- (iv) The following space requirements shall be complied with;

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Sessional Services:	Age	Floor Area Per Child
	0-6 years	2sq.m
Full Day Care:	0-1 year	3.70sq.m
	1-3 years	2.80sq.m
	3-6 years	2.32sq.m

REASON:

In the interest of the public health.

- 12 That a financial contribution in the sum of £190 (One Hundred and Ninety Pounds) EUR 241 (Two Hundred and Forty One Euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 13 That a financial contribution in the sum of £371 (Three Hundred and Seventy One Pounds) EUR 471 (Four Hundred and Seventy One Euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 14 That a financial contribution in the sum of £95 (Ninety Five Pounds) EUR 121 (One Hundred and Twenty One Euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

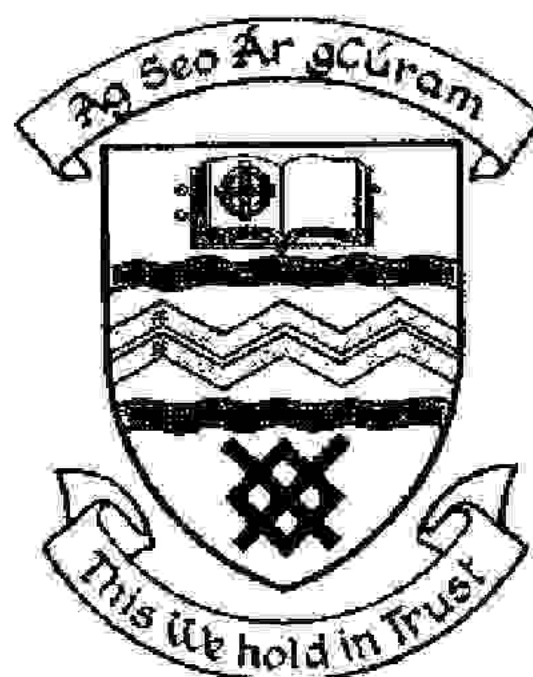
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

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NOTE:

Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

.....03/05/01
for SENIOR ADMINISTRATIVE OFFICER